

Preliminary Assessment of Site Conditions for 41 Pacific Parade, Manly to determine if a Geotechnical Report is required

1. Site Location

The site is located at 41 Pacific Parade, Manly (Lot 1 in DP 932637). The rectangular block is located on the southern side of Pacific Parade and has a frontage of 15.24m to the south and north boundaries and a depth of 47.63m to the east and west boundaries.

2. Geotechnical Area

The site is located in geotechnical areas G2 and G4, as identified on Map C of Schedule 1 of the Manly Development Control Plan. This map does not provide a lot of detail, so it is hard to tell the extent of the site that is actually located in the G2 area. It appears to be a very small section to the south of the site.

3. Proposed Development

The DA proposes the following:

- 1) Subdivision of the existing lot to establish 2 torrens title lots each containing a semi detached dwelling
- 2) New driveway crossover from Pacific Parade (shared by both dwellings)
- 3) 2 new hardstand parking spaces forward of the building line (1 per dwelling), bin store and pedestrian access
- 4) Retain front section of the original cottage, with internal reconfiguration and new upper level dormer bays and gable end facing the street
- 5) Demolition of the rear lean to
- 6) New rear and upper level additions to create 2 semi detached residences of 4 bedrooms and 3 bathrooms each
- 7) Courtyards separating additions from the retained section of the existing dwelling
- 8) External works including reworking of the front fence, courtyard and rear deck
- 9) Landscaping throughout the site, including 2 new swimming pools

The proposal includes excavation/fill in the following areas:

Excavation- Hardstand Car parking to southern boundary. Excavation is approximately 800mm

Excavation- rear yard in area of proposed lawn to Lots 1 & 2. Excavation is between 200-700mm

Excavation- For 2 x swimming pools on Lots 1 & 2. Excavation is approximately 1600-1950mm

Fill- Courtyards to Lots 1 & 2. Fill is approximately 300mm

Excavation is not in close proximity to existing structures on neighbouring properties

4. Existing Site Details

The site has a slight overall fall and from the south to the north, with the highest point of the site being located in the south east corner at RL+6.34 and the lowest point occurring at the north west corner at RL+2.81. This represents an average slope of 4.2 degrees.

A wall on the front boundary retains soil at a higher level than the street at RL+3.60. From this point the site slopes gently up to the base of a retaining wall positioned parallel to the rear boundary with an offset of about 1500mm into the property at RL+5.84. The average slope of the site in this section is 2.7 degrees

To the south (rear) of the site, the land slopes up more steeply to Kangaroo St above Pine St. There are some exposed sandstone outcrops along the path linking east and west Pine St. A cliff extends along the low side of Kangaroo St towards the east, which is composed of exposed sandstone, however this is a significant distance from the site.

There is no obvious evidence of slope instability in the vicinity of the site.

5. Recommendations

Flow chart

Review of Historical Data- Does the site or adjacent properties have history of slope instability

No

Proposed Development- Are excavations or fills >2m depth proposed

No

Site Inspection- Is the site Developed or Undeveloped

Developed

Developed Site- Is fill <1m in depth present

No

Developed Site- Are cuts / excavations >2m high present

No

Based on the above items, and the flowchart shown in Schedule 11 of the Manly Development Control Plan that indicates the principal factor(s) considered in the assessment, **it is recommended that geotechnical assessment is not required.**

Yours Sincerely,



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